

Investigate-Research-Develop-Recommend
(North Carolina General Statute 160A-387)

Sunset Beach Planning Board-Town of Sunset Beach
Minutes from February 21, 2013

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff</u>	<u>Others Present</u>
Carol Santavicca-Chair	Bob Tone	Sandy Wood	Land Planner:
Tom Vincenz-Vice Chair		Cindy Nelson	Wes MacLeod
Leon August			
Sybil Kesterson			
Bill McDonald			
Al Seibert			

1. **Call to order-** 9:00 am
2. **Roll Call-**Quorum present.
3. **Agenda Comments-**agenda addition: add a presentation by Dave Stuart to the UDO Administrators section.
4. **Approval of Minutes-**Approval of minutes from August 2, 2012, August 16, 2012, October 18, 2012, and February 7, 2013 meetings. **Carol asked for a motion to approve the minutes as corrected. Motion moved by Tom. Second made by Leon. Al Seibert abstained. Motion carried unanimously.**
5. **Building and Zoning Administrator Report**

Sandy introduced Dave Stuart who is a real estate agent for sales, leasing and property management for Carolina Dreams LLC. Dave was present to give the Planning Board an update and overview of what is happening with Carolina Dreams LLC properties. He handed out an 8.5 x 17 ariel view print out of the various parcels the various parcels. (Hand out included in the minutes)

Dave proceeded to describe how the MUD zoning district incorporates approximately 90 acres. All the suites in the Food Lion shopping center are leased except for one, in which there is a possible lease agreement forthcoming.

Dave's narration continued:

The large parcel along 904 in front of Food Lion is owned by a group in Myrtle Beach. They are currently working on a plan for a retail establishment. Sandy said that conceptual plans were brought in several months ago; however, he has not heard anything more from them.

Bank of America owns their building and has a lease on the land. Their lease is due to renew in July 2013. Hopefully, they will continue to operate at that location.

Another large empty parcel of property located next to the ABC Store has had an approval for an 87 unit Comfort Suite hotel. Dave expressed that hopefully market demand will support its construction in the near future.

There is a 4.5 acre area between Chandlers Lane and Dock Street which is zoned for retail and office space. The building plan has already been done for a two story 50,000 square foot building. The expectation is to have retail on the first floor and offices on the second floor. This plan is also waiting for the market to improve before construction begins.

There is one section of the Dock Street Townhomes that remains unfinished along Sunset Blvd. There is an option to build another row of townhomes, but, yet again, the market does not support this option.

The Planetarium owns their building and leases the land.

Dock Street LLC developed the live/work townhomes. Almost all of the store fronts are rented. Some of the live/work townhomes originally sold for \$400,000.00 and are now selling for about \$160,000.00. Dock Street LLC no longer has ownership of the buildings. The property owners have taken over and now have their own Covenants and Architectural Review Board.

The Village Park Condominium project was to have 200 units and only 67 units were constructed. The developer is no longer in business and Village Park also has its own property owners association.

The park area between Dock Street and Village Park was purchased from BB&T Bank. There has been speculation that this park area would be given to the town. Dock Street merchants hold free concerts there in the summer.

The company that purchased Village Park Condominiums owns the empty pad where a 4th building was to be constructed. In the future a pool may be built there. The original amenities center planned for Village Park was never constructed.

The building next to town hall has been sitting empty for a couple years. There have been several inquiries into leasing all or part of the building. One side of the building is fully up fitted for a bank and is move in ready. The problem is D.O.T. requires a driveway out and a center turn lane has to be installed, which can run into a considerable expense. Sandy said a topic of discussion at the Council Retreat was that the town may look into moving into that building since the current town hall is too small.

Carolina Dreams LLC also has holdings along the Sunset Blvd corridor from Walgreens down to the Century 21 building; except for one parcel owned by Dr. George Jones. He has plans to build a medical and dental facility on that property.

Dave explained also that there is a 20 foot easement running down the corridor with two sewer lines in it. Carolina Dreams LLC paid to have an 8" sewer line installed and then county came through and installed a larger line right next to it.

This concluded Dave's presentation. The Planning Board expressed their appreciation for his time.

6. Council Work Session Report

Sandy gave an overview of some of the topics of discussed at the Town Council Retreat:

- Lease the empty building next door for a new Town Hall.
- Gary Parker, Town Administrator will be retiring January 30, 2014.
- Three Town Council seats will become open.

7. Technical Review Committee Report-It was mentioned that the permit for the ice vending machine was issued.

8. MUD District Architecture Review Committee Report-None

9. Public Hearing Topics-None

10. Old Business

- a. Review of Planning Board/Board of Adjustment Rules and Regulations.

Carol informed the Board that Sandy and Landin are working on a rewrite of the Rules of Procedure. They will be reviewed by the Town Attorney after they are completed, then, the Town Council will approve them.

- b. Discuss Placing an Advertisement in the Brunswick Beacon for (2) Two New Planning Board Members.

There will be a need to advertise for two Planning Board members. Town Council will be in charge of placing the advertisement.

11. New Business

- a. Discussion of Sunset Blvd Vision Plan with Wes MacLeod.

Wes explained the public input meeting would be Tuesday February 26, 2013. a follow up meeting will be on March 7, 2013 at 7:00 pm. Conceptual plans will be available at that meeting.

Key points the Planning Boards discussion:

- Remove the chain link fence from under the bridge. It has great potential to be a parking area. Wes said the town has asked D.O.T. to remove the fence and there has not been a response from them in this regard.

- Parking will be an issue for any commercial establishment locating in the bridge and boat ramp area. Wes said parallel or angled parking is already in the plan as well as sidewalks and curbing. This is a typical problem for waterfront recreation areas that become developed.
- 3 way stop at the intersection of Shoreline Drive W and 179. Another idea presented was to have a curve installed at that intersection instead of a 3 way stop. Wes mentioned that a traffic study was done in 2012 for that corner.
- Parking along Sunset Blvd in general was also a topic of discussion.

After some general discussion, the Board expressed a need for Town Council to be kept informed of Planning Board matters. A vote was taken to ensure that Town Council members receive a copy of meeting minutes. Al mentioned that there also used to be a Planning Board representative at Town Council meetings to address any questions or answer concerns if needed. **Carol asked for a motion that the secretary send minutes to Town Council after review and approval. Moved by Sybil. Second by Al. Motion carried unanimously.**

12. **Comments from Visitors-None**

13. **Adjournment-Meeting adjourned at 11:20 am. Carol asked for a motion to adjourn. Moved by Leon. Second by Tom. Motion carried unanimously.**

Carol Santavicca

Chair

Cindy Nelson

Secretary